# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

203 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or range between		\$749,000	&	\$789,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$660,000	Prop	erty type	e House		Suburb	Armstrong Creek	
Period-from	01 Dec 2023	to	30 Nov 2	024	Source		Corelogic	

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
198 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217	\$777,500	28-Sep-24	
10 PORTRUSH LOOP ARMSTRONG CREEK VIC 3217	\$760,000	30-Sep-24	
20 SHOALHAVEN BOULEVARD MOUNT DUNEED VIC 3217	\$750,000	07-Nov-24	

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04 December 2024



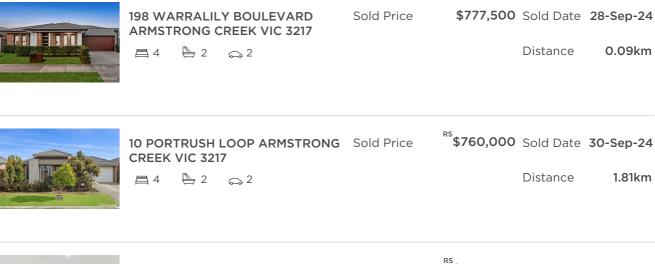
consumer.vic.gov.au



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◎ 0400 338343

E sparsons@avenuefive.com.au



			EN BOULEVARD ED VIC 3217	Sold Price	<sup>RS</sup> \$750,000	) Sold Date (	)7-Nov-24
	酉 4	2	ç, 2			Distance	3.35km

RS = Recent sale UN = Undisclosed Sale

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